

Brookline Preservation Commission

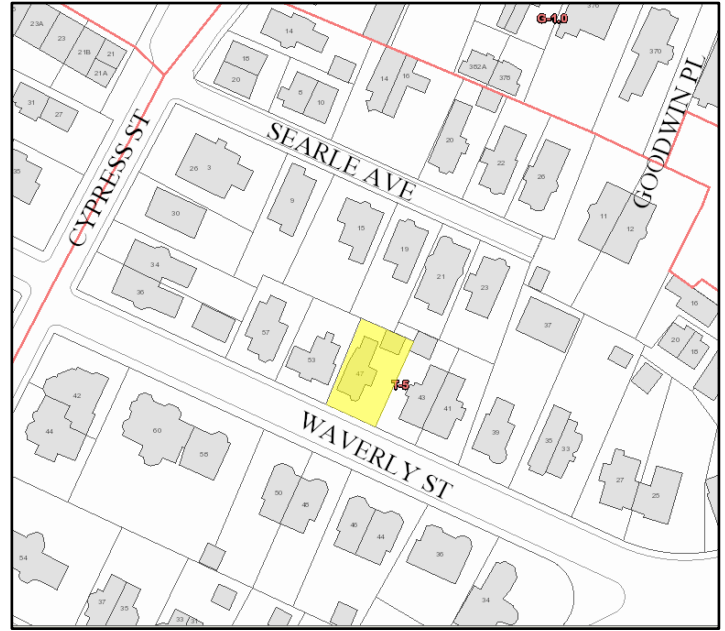
Demolition Application Report

Address: 47 Waverly Street

Applicant: John Mannix and Carmel Shields

Building Type: House (partial)

National Register Listing (if Applicable): Cypress-Emerson NR District



Historical/Architectural Significance:

Also known as the John Shield House, 47 Waverly Road was constructed in the Italianate style in 1882. John Shields was the founder of John Shields and Co., which manufactured fishing flies and tackle, and played a significant role in the local manufacturing history of Brookline. His factory was located nearby at 116-18 Cypress Street. When Shields died in 1899, his son, John W. Shields, who lived on Thayer Place, took over the company.

Although the two-story house has been altered over time, many of its original Italianate details remain intact including the Doric columns, double brackets, and spool and spindle balusters surrounding the front entrance porch, the two-story octagonal bay to the right of the entrance, the low pitched hip roof, and the deep eaves overhanging the facades below. The one-story bay on the left façade was added in 1901 by then owner Mrs. W.D. Paine, who also added a “piazza” and made interior changes at that time. A chimney and fireplace were added to the house in 1903. The next owner, Joseph Farquhar, added the existing rear addition in 1911. The two-car Brooks Skinner Co. garage in the northeast corner of the property was added by Mrs. Harriet F. Fahey in 1922. Additional changes in the latter half of the twentieth century include repair work, removing the chimney and rear steps in 1946, and installing the existing vinyl siding and storm windows in 1996.

The house is a contributing member of the Cypress-Emerson National Register District. The neighborhood’s development reflects the growth of the Town of Brookline, particularly during the period following the Civil War. The neighborhood includes many fine examples of mid to late Victorian domestic architecture, with special emphasis on the Second Empire and Queen Anne styles.

The house at 47 Waverly Street meets the following criteria for an initial determination of significance:

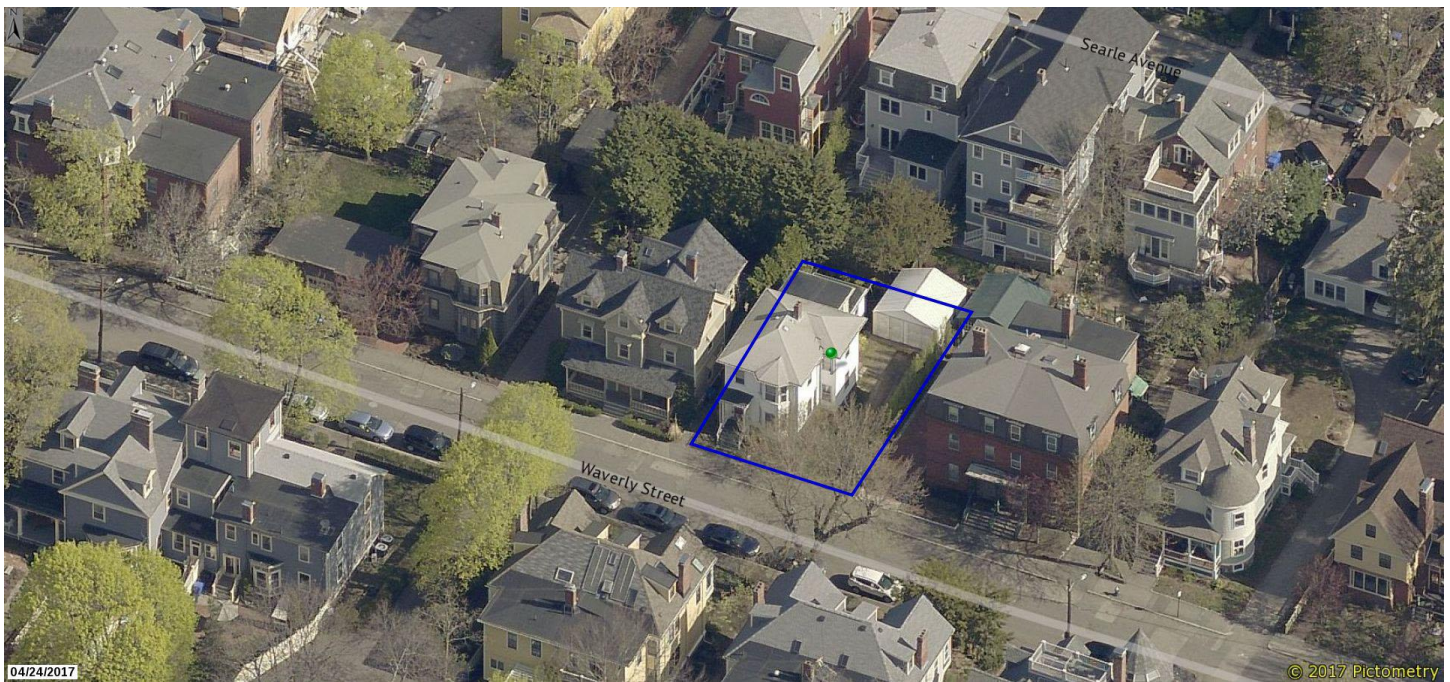
- b. The building is listed on or is within an area listed on the National or State Registers of Historic Places; is eligible for listing on the National or State Registers of historic places; or is a building for which a preliminary determination of eligibility has been made by the Massachusetts Historical Commission;
- c. The building is associated with one or more significant historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the Town or Commonwealth; and
- d. The building is historically or architecturally significant in terms of its period, style, method of construction, or its association with a significant architect or builder, either by itself or as part of a group of buildings.

The building retains integrity of location, design, setting, feeling, materials, workmanship and association.

On October 9, 2018, the Preservation Commission voted to uphold staff's initial determination of significance and imposed an eighteen month delay on the partial demolition application. The Applicants have submitted a letter requesting that the Commission lift the stay of demolition based on the plans submitted to add a third story under a mansard roof. The proposed plans also include a small change to the footprint of the building with the addition of a one-story side entrance behind the bumpout on the right façade. New Italianate style trim and architectural details are also proposed as part of this plan. The project requires zoning relief for the set-back non-conformities to the third floor, leveling off the rear section of the second floor, and installing the second unit in the basement. These approval have already been received.

The proposed plans will be sent out as a separate attachment.

Aerial view of 47 Waverly Street, looking north.



Aerial view of 47 Waverly Street, looking west.



Aerial view of 47 Waverly Street, looking south.



Aerial view of 47 Waverly Street, looking east.



Photograph of 47 Waverly Street, Front and Right Façade.



Photograph of 47 Waverly Street, Front and Left Façade.



View of Rear Façade.



Additional Photos of Right Façade.

East Side



Additional photographs of Left Façade.



Existing Two-Car Garage.

